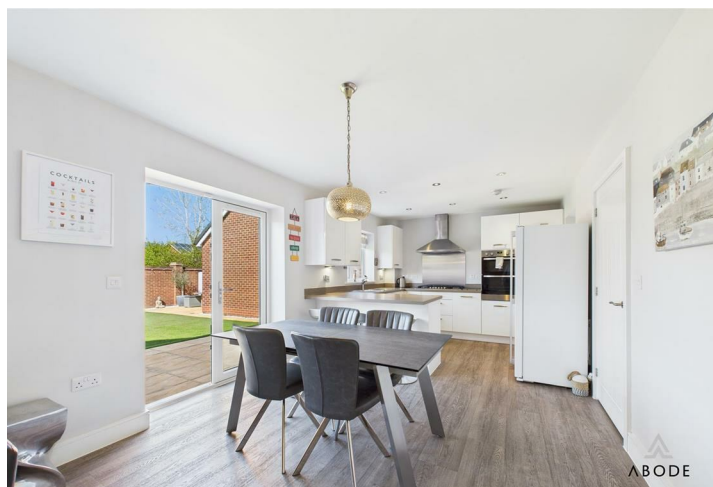








A beautifully presented four-bedroom family home is situated in the sought-after village of Hilton. Set within a well-maintained modern development close to popular woodland walks, the property offers spacious and stylish accommodation throughout. Highlights include an impressive open-plan kitchen, dining and snug area, a separate living room, downstairs WC, utility room, four generously sized bedrooms, an en-suite and walk-in wardrobe to the master, and a fabulous landscaped rear garden. Further benefits include a single garage and tandem driveway parking. Early viewing is highly recommended.



## Accommodation

### Ground Floor

Accommodation leads via a front entrance door into a welcoming hallway with stairs rising to the first floor and doors leading off to the living room, WC cloaks, and the open-plan kitchen diner and snug.

The living room is situated to the front elevation and offers ample space for seating, with a double-glazed window providing plenty of natural light.

To the rear of the property is a bright and spacious open-plan kitchen, dining and snug area – an ideal family and entertaining space. The kitchen is fitted with a range of matching wall and base units with complementary worktops, integrated appliances, and a one and a half bowl sink with mixer tap. The dining and snug areas offer flexibility for seating or entertaining, with French doors opening directly onto the landscaped rear garden. A door leads through to a separate utility room, providing additional appliance space and external access.

A downstairs WC is fitted with a low-level WC and wash-hand basin.

### First Floor

The landing provides access to four well-proportioned bedrooms and the family bathroom.

The master bedroom is a generous double with a brilliant walk-in wardrobe and a modern en-suite



shower room comprising a shower cubicle, low-level WC, and wash-hand basin.

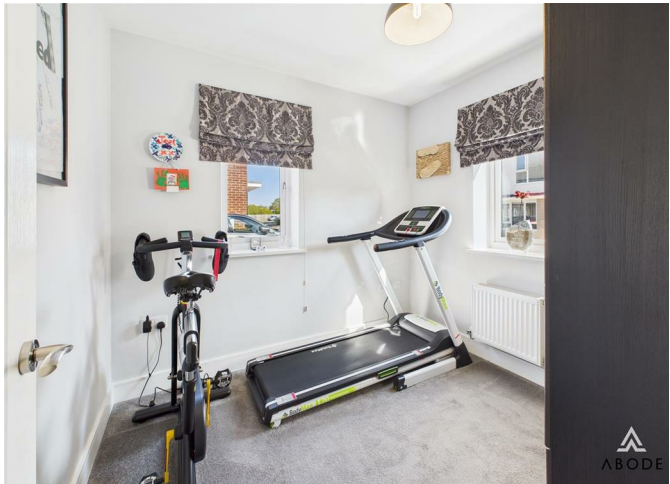
Bedroom two is another spacious double room with fitted wardrobes and a window overlooking the front elevation.

Bedroom three is a further double, while bedroom four is a generously sized single – ideal for a child's room or home office.

The family bathroom is a well-appointed space featuring a









modern four-piece suite, including a bathtub, separate shower cubicle, low-level WC, and wash-hand basin.

#### Outside

To the front of the property is a driveway providing tandem off-street parking and access to a single garage. The rear garden has been beautifully landscaped, featuring a lawn, patio area ideal for outdoor dining, and well-stocked borders with a variety of shrubs and planting, all enclosed by timber fencing.







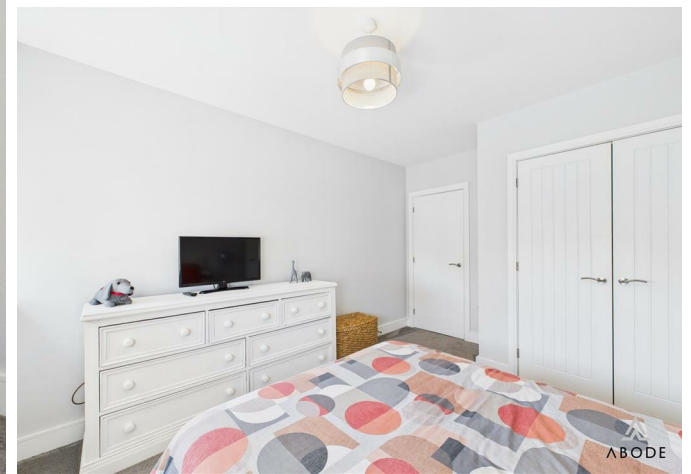




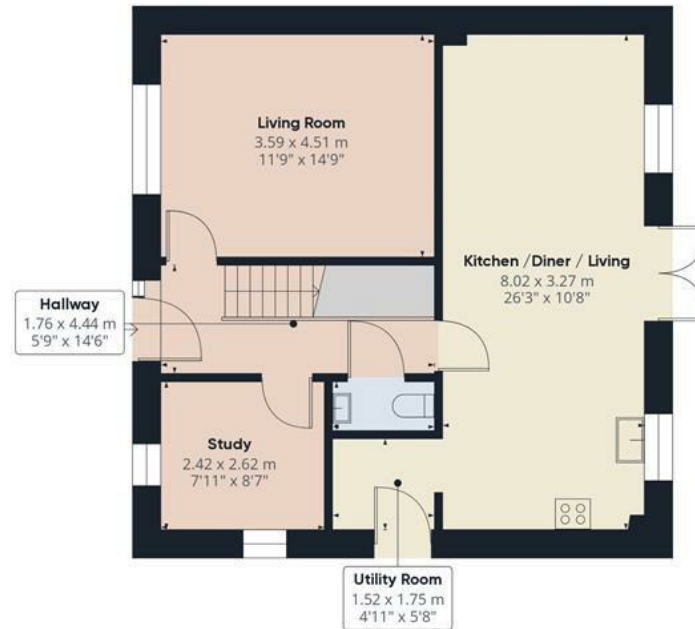










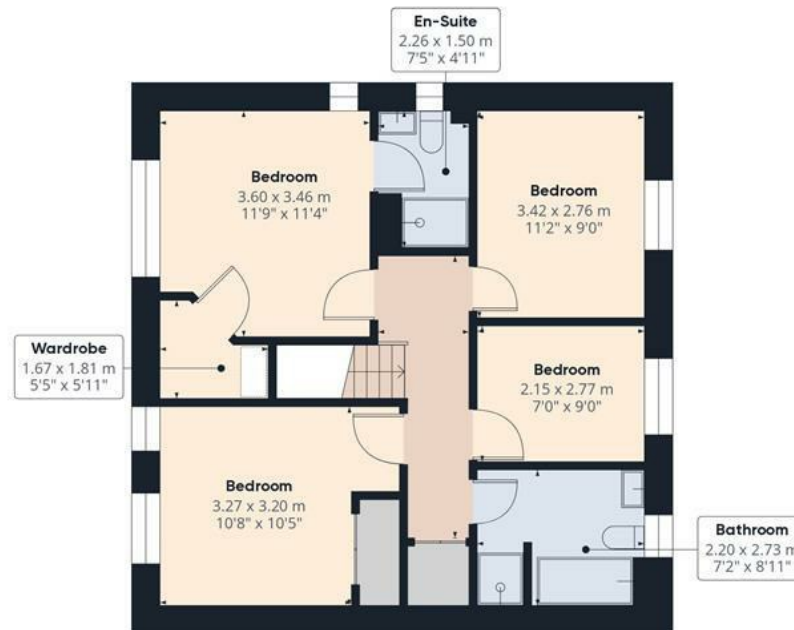


Floor 0

Approximate total area<sup>(1)</sup>

119.06 m<sup>2</sup>

1281.55 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

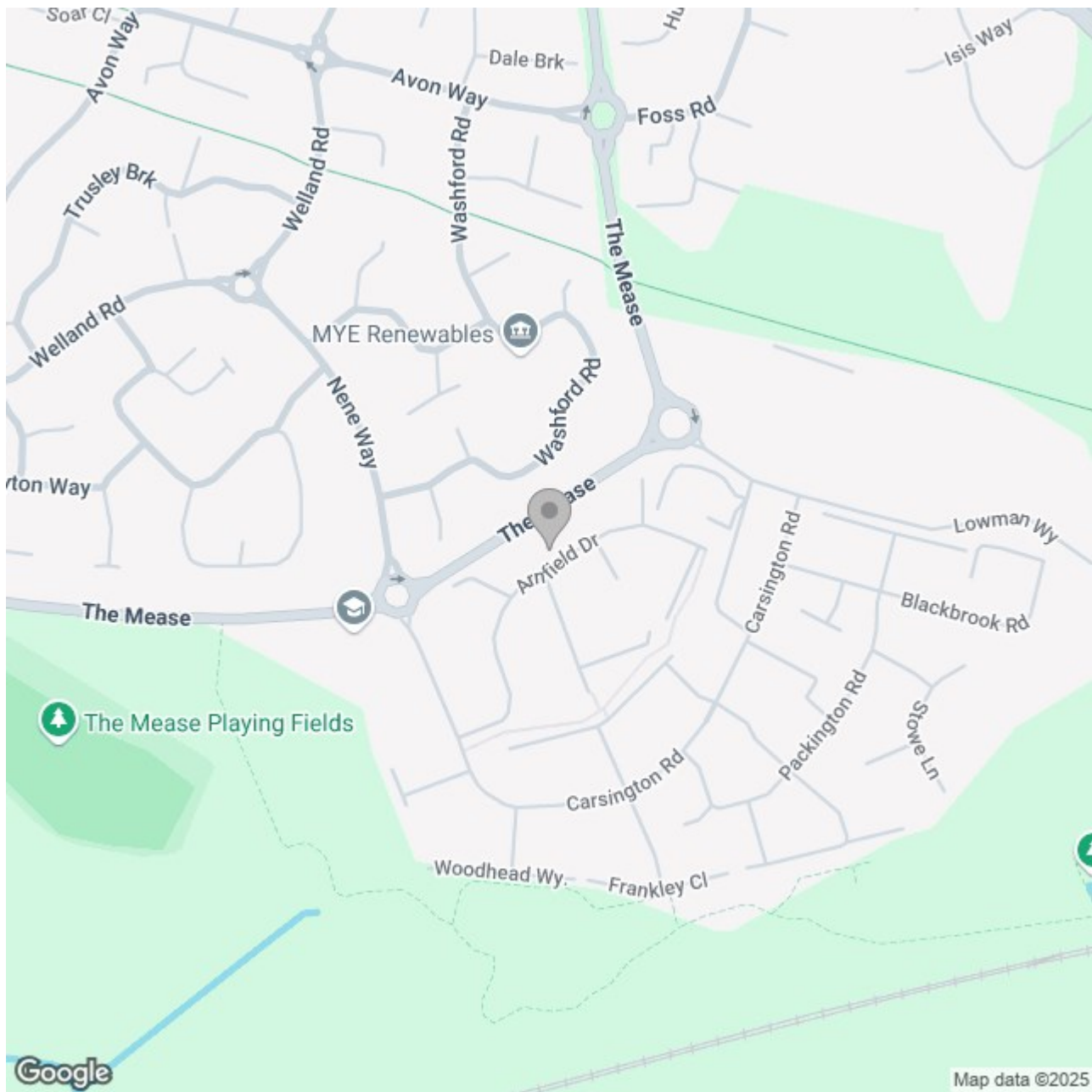
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360









### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive 2002/91/EC